179.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,900 / 871,900
					USE VALUE:	871,900 / 871,900
					ASSESSED:	871,900 / 871,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACEY JOHN F & MARY A
Owner 2:	
Owner 3:	
Street 1:	205 SYLVIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,593 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 2686 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9593.000	376,400		495,500	871,900
Total Card	0.220	376,400		495,500	871,900
Total Parcel	0.220	376,400		495,500	871,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.61 | /Parcel: 324.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121371
GIS Ref:
GIS Ref:
Insp Date: 07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,400	0	9,593.	495,500	871,900	871,900	Year End Roll	12/18/2019
2019	101	FV	283,100	0	9,593.	488,400	771,500	771,500	Year End Roll	1/3/2019
2018	101	FV	280,700	0	9,593.	375,100	655,800	655,800	Year End Roll	12/20/2017
2017	101	FV	280,700	0	9,593.	353,900	634,600	634,600	Year End Roll	1/3/2017
2016	101	FV	280,700	0	9,593.	325,600	606,300	606,300	Year End	1/4/2016
2015	101	FV	273,900	0	9,593.	304,300	578,200	578,200	Year End Roll	12/11/2014
2014	101	FV	273,900	0	9,593.	280,300	554,200	554,200	Year End Roll	12/16/2013
2013	101	FV	273,900	0	9,593.	280,300	554,200	554,200		12/13/2012

!14065!

PRINT

Date	Time
12/11/20	03:56:48

LAST REV

Date	Time
08/15/18	08:55:49

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14065

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCANN MARY M	25306-125		4/27/1995		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	121371
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2006	373	Dormers	74,000			G7	GR FY07	ADD FRT SHED DRMR
4/3/2006	225	Dormers	10,000					PIERS & FINISH OF
3/20/1998	135	Addition	50,000					16X21 RM + DORMER
5/2/1995	227		1,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	345	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9593		Sq. Ft.	Site		0	70.	0.74	6									495,454						495,500	

Total AC/HA: 0.22022 | Total SF/SM: 9593 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 495,454 | Spl Credit | Total: 495,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10612512
Const Adj.:	0.99594003
Adj $ / SQ:	137.704
Other Features:	102800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462411
Depreciation:	86008
Depreciated Total:	376403

COMMENTS

OF=BMT SINK. GAS LOG FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

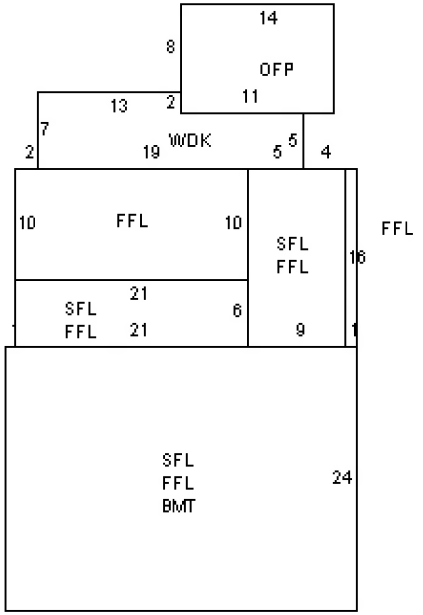
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.70
Special Features:	0	Val/Su Net:	112.16
Final Total:	376400	Val/Su SzAd	163.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	137.700	174,058
SFL	Second Floor	1,038	137.700	142,937
BMT	Basement	768	47.920	36,803
WDK	Deck	146	12.800	1,868
OFP	Open Porch	140	28.170	3,944

Net Sketched Area:	3,356			Total:	359,610
Size Ad	2302	Gross Are	3356	FinArea	2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	